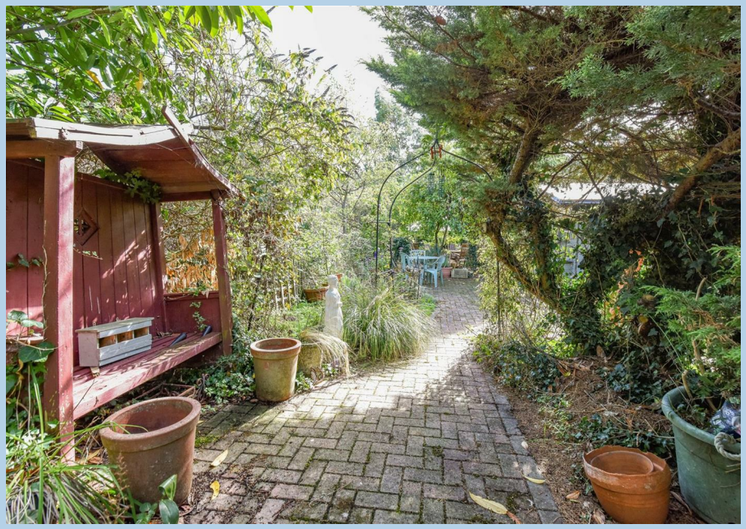
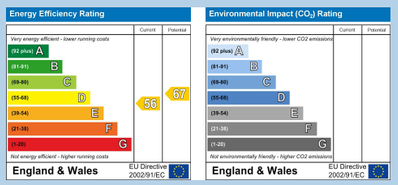
Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS







MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.
None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

15 Woodfield Road, Cam, GL11 6HB

Asking Price
£465,000



EXTENDED DETACHED 1930S HOME ARRANGED OVER THREE FLOORS WITH THREE WELL-PROPORTIONED DOUBLE BEDROOMS, ALL BENEFITING FROM EN-SUITE FACILITIES. GENEROUS KITCHEN/DINER, LOUNGE AND BRIGHT SUN ROOM. APPROX. 150FT REAR GARDEN WITH SUMMER HOUSE, PONDS, GREENHOUSE AND SEATING AREAS. TO THE FRONT IS PARKING FOR THREE/FOUR CARS. EPC: D

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

15 Woodfield Road, Cam, GL11 6HB

SITUATION

This property is situated on the outskirts of Cam and is within close proximity of country walks including the local beauty spot of Stinchcombe Hill with its attractive wooded slopes and 18 hole golf course. The house is also within close proximity of a range of shops including mini market, butchers and hairdressers. A primary school can be found at Cam Woodfields which is within walking distance and Cam village centre which has a wider range of shopping facilities including Tesco superstore, post office and doctors and dental surgeries which are all within a few minutes drive. Dursley has a large range of shopping facilities together with swimming pools, library and sports hall. There is a 'Park and Ride' railway station on the outskirts of Cam with regular services to Gloucester and Bristol with onward connections to the National Rail network.

DIRECTIONS

If travelling from the Dursley direction proceed out of town in a north westerly direction along the A4135 (Kingshill Road), continue to the third mini roundabout taking the first exit into Woodfield Road, continue for approximately a quarter of a mile and number 15 can be found on the left hand side before the mini roundabout.

DESCRIPTION

This attractive and extended 1930s detached home offers spacious and versatile accommodation arranged over three floors, comprising three well-proportioned double bedrooms, each with its own en-suite facilities. The ground floor features a generous kitchen/diner with wood-burning stove, a comfortable lounge and a bright sun room overlooking the garden, together with a useful utility area and additional shower room. Outside, the property boasts an impressive rear garden extending to approximately 150ft, thoughtfully arranged with patio and seating areas, a summer house with power and lighting, greenhouse, ponds and raised planters. To the front, there is off-road parking for three to four vehicles.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

ENTRANCE HALL

Radiator and stairs to first floor.

LOUNGE 3.64m x 3.34m (11'11" x 10'11")

Double glazed bay window, radiator.

KITCHEN/DINER 5.44m x 3.70m (17'10" x 12'1")

Wood burner, tiled floor, radiator, range of wall and base units with worktop over, gas range cooker, tiled splashback, one and a half bowl sink unit with mixer tap, single glazed window. Door to;

LEAN TO UTILITY 4.82m x 2.50m (15'9" x 8'2")

Doors to front and back, two double glazed windows, space and plumbing for washing machine and dishwasher, sink, space for American fridge freezer.

SHOWER ROOM

Low level WC, wall mounted wash hand basin, shower cubicle, electric heater, tiled walls and floor, double glazed window.

SUN ROOM 5.41m x 3.75m reducing to 2.15 (17'8" x 12'3" reducing to 7'0")

Tiled floor, double glazed velux windows, window and French bi-fold doors, radiator.

ON THE FIRST FLOOR

LANDING

Double glazed window and integrated wardrobe.

BEDROOM ONE 3.61m x 3.36m (11'10" x 11'0")

Double glazed window, radiator and decorative fireplace.

EN SUITE BATHROOM

Bath with shower unit over, low level WC, wall mounted wash hand basin, airing cupboard, combi boiler, tiled walls and floor, heater and double glazed window.

BEDROOM TWO 3.68m x 2.59m (12'0" x 8'5")

Double glazed window, radiator and decorative fireplace.

EN SUITE SHOWER ROOM

Shower, low level WC, wash hand basin in vanity unit, storage cupboard, tiled floor, radiator, spot lights and double glazed window.

ON THE SECOND FLOOR

LANDING

Double glazed window.

BEDROOM THREE 5.12m x 3.35m (16'9" x 10'11")

Two velux double glazed windows, radiator.

EN SUITE SHOWER

Low level WC, wash hand basin in vanity unit, shower cubicle, tiled floor, heater, extractor and double glazed velux window.





EXTERNALLY

The rear garden is a particular highlight of this property, spanning approximately 150ft and made up of several planned areas. There is a good size patio near the property with tap and outdoor socket, lean-to shed to the side of the house giving access to the front. Following the path through the garden there is a greenhouse, block paved path with patio, seating area, large SUMMERHOUSE (3.55m x 3.45m) with power and lighting. Large seating area with trees, nature pond, further gravel area with raised planters, fish pond, three sheds.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected.
Council Tax Band: D
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.



Main area: Approx. 136.2 sq. metres (1466.3 sq. feet)
Plus shed , approx. 11.9 sq. metres (127.7 sq. feet)
15 Woodfield Road, Dursley, GL11 6HB

